

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

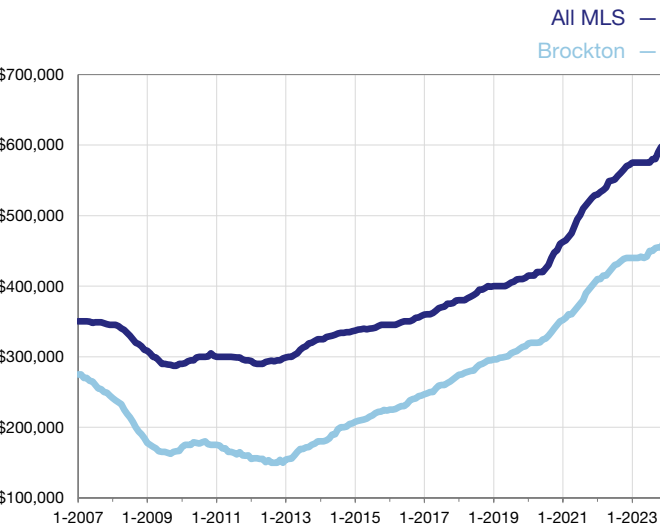
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	35	37	+ 5.7%	35	37	+ 5.7%
Closed Sales	45	30	- 33.3%	45	30	- 33.3%
Median Sales Price*	\$431,000	\$465,000	+ 7.9%	\$431,000	\$465,000	+ 7.9%
Inventory of Homes for Sale	72	48	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 10.8%	37	33	- 10.8%
Percent of Original List Price Received*	97.6%	101.2%	+ 3.7%	97.6%	101.2%	+ 3.7%
New Listings	44	34	- 22.7%	44	34	- 22.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$222,000	\$269,500	+ 21.4%	\$222,000	\$269,500	+ 21.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	24	31	+ 29.2%
Percent of Original List Price Received*	98.3%	100.9%	+ 2.6%	98.3%	100.9%	+ 2.6%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

